



General Assembly

Amendment

January Session, 2007

LCO No. 6759

SB0108706759SR0

Offered by:

SEN. RORABACK, 30th Dist.

To: Senate Bill No. 1087

File No. 389

Cal. No. 327

**"AN ACT CONCERNING ASSESSMENT OF CERTAIN INCOME
RESTRICTED HOUSING."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 8-37ff of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective from passage*):

5 Not later than July 1, 2006, the Department of Economic and
6 Community Development shall develop and maintain a
7 comprehensive inventory of all assisted housing [, as defined in section
8 8-30g,] in the state. The inventory shall identify all existing assisted
9 rental units by type and funding source, and include, but not be
10 limited to, information on tenant eligibility, rents charged, available
11 subsidies, occupancy and vacancy rates, waiting lists and accessibility
12 features. In order to assist the department in the completion of the
13 inventory, all owners of such housing units, both public and private,
14 shall report accessible housing units to the database established and
15 maintained under section 8-119x.

16 Sec. 502. Subsection (a) of section 12-81bb of the general statutes is
17 repealed and the following is substituted in lieu thereof (*Effective from*
18 *passage*):

19 (a) As used in this section:

20 (1) "Residential property" means a single parcel of property on
21 which is situated a single-family residence or a multi-family building;

22 (2) "Affordable housing deed restrictions" means deed restrictions
23 filed on the land records of the municipality, containing covenants or
24 restrictions that require such single-family residence or the dwelling
25 units in such multi-family building to be sold or rented only to persons
26 or families whose income is less than or equal to eighty per cent of the
27 area median income or the state median income, whichever is less, and
28 that shall constitute "affordable housing" within the meaning of section
29 8-39a;

30 (3) "Long term" means a time period no shorter in duration than [the
31 minimum time period for affordability covenants or restrictions in
32 deeds pursuant to subsection (a) of section 8-30g] forty years; and

33 (4) "Binding" means not subject to revocation, either by the owner or
34 a subsequent owner acting unilaterally, or by the owner or a
35 subsequent owner acting jointly with others, until the expiration of the
36 long-term deed restriction time period and enforceable for the
37 duration of the long-term deed restriction time period both by the
38 municipality and by any resident of the municipality.

39 Sec. 503. Section 32-1m of the general statutes is repealed and the
40 following is substituted in lieu thereof (*Effective from passage*):

41 Not later than February 1, 2006, and annually thereafter, the
42 Commissioner of Economic and Community Development shall
43 submit a report to the Governor and the General Assembly, in
44 accordance with the provisions of section 11-4a. Not later than thirty
45 days after submission of the report to the Governor and the General

46 Assembly, said commissioner shall post the report on the Department
47 of Economic and Community Development's web site. Said report
48 shall include, but not be limited to, the following information with
49 regard to the activities of the Department of Economic and
50 Community Development during the preceding state fiscal year:

51 (1) A brief description and assessment of the state's economy during
52 such year, utilizing the most recent and reasonably available data, and
53 including:

54 (A) Connecticut employment by industry;

55 (B) Connecticut and national average unemployment;

56 (C) Connecticut gross state product, by industry;

57 (D) Connecticut productivity, by industry, compared to the national
58 average;

59 (E) Connecticut manufacturing activity;

60 (F) Identification of economic and competitive conditions affecting
61 Connecticut's industry sectors, problems resulting from these
62 conditions and state efforts to address the problems; and

63 (G) Any other economic information that the commissioner deems
64 appropriate.

65 (2) A statement of the department's economic and community
66 development objectives, measures of program success and standards
67 for granting financial and nonfinancial assistance under programs
68 administered by the department.

69 (3) An analysis of the economic development portfolio of the
70 department, including:

71 (A) A list of the names, addresses and locations of all recipients of
72 the department's assistance;

73 (B) The following information concerning each recipient of such
74 assistance: (i) Business activities, (ii) standard industrial classification
75 codes or North American industrial classification codes, (iii) number of
76 full-time jobs and part-time jobs at the time of application, (iv) number
77 of actual full-time jobs and actual part-time jobs at application during
78 the preceding state fiscal year, (v) whether the recipient is a minority
79 or woman-owned business, (vi) a summary of the terms and
80 conditions for the assistance, including the type and amount of state
81 financial assistance, job creation or retention requirements and
82 anticipated wage rates, (vii) the amount of investments from private
83 and other nonstate sources that have been leveraged by the assistance,
84 (viii) the extent to which employees of the recipient participate in
85 health benefit plans offered by such recipient, (ix) the extent to which
86 the recipient offers unique economic, social, cultural or aesthetic
87 attributes to the municipality in which the recipient is located or to the
88 state, and (x) the amount of state investment;

89 (C) A portfolio analysis, including (i) an analysis of the wages paid
90 by recipients of financial assistance, (ii) the average portfolio wage,
91 median portfolio wage, highest and lowest portfolio wage, (iii)
92 portfolio wage data by industry, and (iv) portfolio wage data by
93 municipality;

94 (D) An investment analysis, including (i) total portfolio value, (ii)
95 total investment by industry, (iii) portfolio dollar per job average, (iv)
96 portfolio leverage ratio, and (v) percentage of financial assistance
97 which was provided to high performance work organizations in the
98 preceding state fiscal year; and

99 (E) An analysis of the estimated economic effects of the
100 department's economic development investments on the state's
101 economy, including (i) contribution to gross state product for the total
102 economic development portfolio and for any investment activity
103 occurring in the preceding state fiscal year, (ii) direct and indirect
104 employment created by the investments for the total portfolio and for
105 any investment activity occurring in the preceding state fiscal year, (iii)

106 productivity of recipients of financial assistance as a result of the
107 department's investment occurring in the preceding state fiscal year,
108 (iv) directly or indirectly increased property values in the
109 municipalities in which the recipients of assistance are located, and (v)
110 personal income.

111 (4) An analysis of the community development portfolio of the
112 department, including:

113 (A) A list of the names, addresses and locations of all recipients of
114 the department's assistance;

115 (B) The following information concerning each recipient of such
116 assistance: (i) Amount of state investment, (ii) a summary of the terms
117 and conditions for the department's assistance, including the type and
118 amount of state financial assistance, and (iii) the amount of
119 investments from private and other nonstate sources that have been
120 leveraged by such assistance;

121 (C) An investment analysis, including (i) total active portfolio value,
122 (ii) total investments made in the preceding state fiscal year, (iii) total
123 portfolio by municipality, (iv) total investments made in the preceding
124 state fiscal year categorized by municipality, (v) total portfolio
125 leverage ratio, and (vi) leverage ratio of the total investments made in
126 the preceding state fiscal year; and

127 (D) An analysis of the estimated economic effects of the
128 department's economic development investments on the state's
129 economy, including (i) contribution to gross state product for the total
130 portfolio and for any investment activity occurring in the preceding
131 state fiscal year, (ii) direct and indirect employment created by the
132 investments for the total portfolio and for any investment activity
133 occurring in the preceding state fiscal year, (iii) productivity of
134 recipients of financial assistance as a result of the department's
135 investment occurring in the preceding state fiscal year, (iv) directly or
136 indirectly increased property values in the municipalities in which the
137 recipients are located, and (v) personal income.

138 (5) A summary of the department's economic and community
139 development marketing efforts in the preceding state fiscal year, a
140 summary of the department's business recruitment strategies and
141 activities in such year, and a summary of the department's efforts to
142 assist small businesses and minority business enterprises in such year.

143 (6) A summary of the department's international trade efforts in the
144 preceding state fiscal year, and, to the extent possible, a summary of
145 foreign direct investment that occurred in the state in such year.

146 (7) Identification of existing economic clusters, the formation of new
147 economic clusters and the measures taken by the commissioner during
148 the preceding state fiscal year to encourage the growth of economic
149 clusters.

150 (8) (A) A summary of the department's brownfield-related efforts
151 and activities within the Office of Brownfield Remediation and
152 Development established pursuant to subsections (a) to (f), inclusive,
153 of section 32-9cc in the preceding state fiscal year, except for activity
154 under the Special Contaminated Property Remediation and Insurance
155 Fund program. Such efforts shall include, but not be limited to, (i) total
156 portfolio investment in brownfield remediation projects, (ii) total
157 investment in brownfield remediation projects in the preceding state
158 fiscal year, (iii) total number of brownfield remediation projects, (iv)
159 total number of brownfield remediation projects in the preceding state
160 fiscal year, (v) total of reclaimed and remediated acreage, (vi) total of
161 reclaimed and remediated acreage in the preceding state fiscal year,
162 (vii) leverage ratio for the total portfolio investment in brownfield
163 remediation projects, and (viii) leverage ratio for the total portfolio
164 investment in brownfield remediation projects in the preceding state
165 fiscal year. Such summary shall include a list of such brownfield
166 remediation projects and, for each such project, the name of the
167 developer and the location by street address and municipality and a
168 tracking of all funds administered through or by said office; and

169 (B) A summary of the department's efforts with regard to the

170 Special Contaminated Property Remediation and Insurance Fund,
171 including, but not limited to, (i) the number of applications received in
172 the preceding state fiscal year, (ii) the number and amounts of loans
173 made in such year, (iii) the names of the applicants for such loans, (iv)
174 the average time period between submission of application and the
175 decision to grant or deny the loan, (v) a list of the applications
176 approved and the applications denied and the reasons for such
177 denials, and (vi) for each project, the location by street address and
178 municipality.

179 (9) The following concerning enterprise zones designated under
180 section 32-70:

181 (A) A statement of the current goals for enterprise zones;

182 (B) A statement of the current performance standards to measure
183 the progress of municipalities that have enterprise zones in attaining
184 the goals for such zones;

185 (C) A report from each municipality that has an enterprise zone,
186 which evaluates the progress of the municipality in meeting the
187 performance standards established under subsection (a) of section 32-
188 70a; and

189 (D) An assessment of the performance of each enterprise zone based
190 on information collected under subparagraph (C) of this subdivision.

191 (10) With regard to the department's housing-development-related
192 functions and activities:

193 (A) A brief description and assessment of the state's housing market
194 during the preceding state fiscal year, utilizing the most recent and
195 reasonably available data, and including, but not be limited to, (i) a
196 brief description of the significant characteristics of such market,
197 including supply, demand and condition and cost of housing, and (ii)
198 any other information that the commissioner deems appropriate;

199 (B) An analysis of the progress of the public and private sector

200 toward meeting housing needs in the state, using building permit data
201 from the United States Census Bureau and demolition data from
202 Connecticut municipalities; and

203 [(C) A list of municipalities that meet the affordable housing criteria
204 set forth in subsection (k) of section 8-30g, pursuant to regulations that
205 the Commissioner of Economic and Community Development shall
206 adopt pursuant to the provisions of chapter 54. For the purpose of
207 determining the percentage required by subsection (k) of said section
208 8-30g, the commissioner shall use as the denominator the number of
209 dwelling units in the municipality, as reported in the most recent
210 United States decennial census;]

211 [(D)](C) A statement of the department's housing development
212 objectives, measures of program success and standards for granting
213 financial and nonfinancial assistance under programs administered by
214 said commissioner.

215 (11) A presentation of the state-funded housing development
216 portfolio of the department, including:

217 (A) A list of the names, addresses and locations of all recipients of
218 such assistance; and

219 (B) For each such recipient, (i) a summary of the terms and
220 conditions for the assistance, including the type and amount of state
221 financial assistance, (ii) the amount of investments from private and
222 other nonstate sources that have been leveraged by the assistance, (iii)
223 the number of new units to be created and the number of units to be
224 preserved at the time of the application, and (iv) the number of actual
225 new units created and number of units preserved.

226 (12) An analysis of the state-funded housing development portfolio
227 of the department, including:

228 (A) An investment analysis, including the (i) total active portfolio
229 value, (ii) total investment made in the preceding state fiscal year, (iii)

230 portfolio dollar per new unit created, (iv) estimated dollars per new
231 unit created for projects receiving an assistance award in the preceding
232 state fiscal year, (v) portfolio dollars per unit preserved, (vi) estimated
233 dollar per unit preserved for projects receiving an assistance award in
234 the preceding state fiscal year, (vii) portfolio leverage ratio, and (viii)
235 leverage ratio for housing development investments made in the
236 preceding state fiscal year; and

237 (B) A production and preservation analysis, including (i) the total
238 number of units created, itemized by municipality for the total
239 portfolio and projects receiving an assistance award in the preceding
240 state fiscal year, (ii) the total number of elderly units created for the
241 total portfolio and for projects receiving an assistance award in the
242 preceding state fiscal year, (iii) the total number of family units created
243 for the total portfolio and for projects receiving an assistance award in
244 the preceding state fiscal year, (iv) the total number of units preserved,
245 itemized by municipality for the total portfolio and projects receiving
246 an assistance award in the preceding state fiscal year, (v) the total
247 number of elderly units preserved for the total portfolio and for
248 projects receiving an assistance award in the preceding state fiscal
249 year, (vi) the total number of family units preserved for the total
250 portfolio and for projects receiving an assistance award in the
251 preceding state fiscal year, (vii) an analysis by income group, of
252 households served by the department's housing construction,
253 substantial rehabilitation, purchase and rental assistance programs, for
254 each housing development, if applicable, and for each program,
255 including number of households served under each program by race
256 and data for all households, and (viii) a summary of the department's
257 efforts in promoting fair housing choice and racial and economic
258 integration, including data on the racial composition of the occupants
259 and persons on the waiting list of each housing project that is assisted
260 under any housing program established by the general statutes or a
261 special act or that is supervised by the department, provided no
262 information shall be required to be disclosed by any occupant or
263 person on a waiting list for the preparation of such summary. As used

264 in this subparagraph, "elderly units" means dwelling units for which
265 occupancy is restricted by age, and "family units" means dwelling
266 units for which occupancy is not restricted by age.

267 (13) An economic impact analysis of the department's housing
268 development efforts and activities, including, but not limited to:

269 (A) The contribution of such efforts and activities to the gross state
270 product;

271 (B) The direct and indirect employment created by the investments
272 for the total housing development portfolio and for any investment
273 activity for such portfolio occurring in the preceding state fiscal year;
274 and

275 (C) Personal income in the state.

276 (14) With regard to the department's energy conservation loan
277 program:

278 (A) The number of loans or deferred loans made during the
279 preceding fiscal year under each component of such program and the
280 total amount of the loans or deferred loans made during such fiscal
281 year under each such component;

282 (B) A description of each step of the loan or deferred loan
283 application and review process;

284 (C) The location of each loan or deferred loan application intake site
285 for such program;

286 (D) The average period for the processing of loan or deferred loan
287 applications during such fiscal year; and

288 (E) The total administrative expenses of such program for such
289 fiscal year.

290 (15) A summary of the total social and economic impact of the
291 department's efforts and activities in the areas of economic,

292 community and housing development and an assessment of the
293 department's performance in terms of meeting its stated goals and
294 objectives.

295 Sec. 504. Subsection (a) of section 51-344a of the general statutes is
296 repealed and the following is substituted in lieu thereof (*Effective from*
297 *passage*):

298 (a) Whenever the term "judicial district of Hartford-New Britain" or
299 "judicial district of Hartford-New Britain at Hartford" is used or
300 referred to in the following sections of the general statutes, it shall be
301 deemed to mean or refer to the judicial district of Hartford on and after
302 September 1, 1998: Sections 1-205, 1-206, 2-48, 3-21a, 3-62d, 3-70a, 3-
303 71a, 4-61, 4-160, 4-164, 4-177b, 4-180, 4-183, 4-197, 5-202, 5-276a, [8-30g,]
304 9-7a, 9-7b, 9-369b, 10-153e, 12-208, 12-237, 12-268l, 12-312, 12-330m, 12-
305 405k, 12-422, 12-448, 12-454, 12-456, 12-463, 12-489, 12-522, 12-554, 12-
306 565, 12-572, 12-586f, 12-597, 12-730, 13b-34, 13b-235, 13b-315, 13b-375,
307 14-57, 14-66, 14-67u, 14-110, 14-195, 14-311, 14-311c, 14-324, 14-331, 15-
308 125, 15-126, 16-41, 16a-5, 17b-60, 17b-100, 17b-238, 17b-531, 19a-85, 19a-
309 86, 19a-123d, 19a-425, 19a-498, 19a-517, 19a-526, 19a-633, 20-12f, 20-13e,
310 20-29, 20-40, 20-45, 20-59, 20-73a, 20-86f, 20-99, 20-114, 20-133, 20-154,
311 20-156, 20-162p, 20-192, 20-195p, 20-202, 20-206c, 20-227, 20-238, 20-247,
312 20-263, 20-271, 20-307, 20-341f, 20-363, 20-373, 20-404, 20-414, 21a-55,
313 21a-190i, 22-7, 22-64, 22-228, 22-248, 22-254, 22-320d, 22-326a, 22-344b,
314 22-386, 22a-6b, 22a-7, 22a-16, 22a-30, 22a-34, 22a-53, 22a-60, 22a-62, 22a-
315 63, 22a-66h, 22a-106a, 22a-119, 22a-167, 22a-180, 22a-182a, 22a-184, 22a-
316 220a, 22a-220d, 22a-225, 22a-226, 22a-226c, 22a-227, 22a-250, 22a-255l,
317 22a-276, 22a-285a, 22a-285g, 22a-285j, 22a-310, 22a-342a, 22a-344, 22a-
318 361a, 22a-374, 22a-376, 22a-408, 22a-430, 22a-432, 22a-438, 22a-449f, 22a-
319 449g, 22a-459, 23-5e, 23-65m, 25-32e, 25-36, 28-5, 29-143j, 29-158, 29-
320 161z, 29-317, 29-323, 29-329, 29-334, 29-340, 29-369, 30-8, 31-109, 31-
321 249b, 31-266, 31-266a, 31-270, 31-273, 31-284, 31-285, 31-339, 31-355a,
322 31-379, 35-3c, 35-42, 36a-186, 36a-187, 36a-471a, 36a-494, 36a-517, 36a-
323 587, 36a-647, 36a-684, 36a-718, 36a-807, 36b-26, 36b-27, 36b-30, 36b-50,
324 36b-71, 36b-72, 36b-74, 36b-76, 38a-41, 38a-52, 38a-134, 38a-139, 38a-140,
325 38a-147, 38a-150, 38a-185, 38a-209, 38a-225, 38a-226b, 38a-241, 38a-337,

326 38a-470, 38a-620, 38a-657, 38a-687, 38a-774, 38a-776, 38a-817, 38a-843,
327 38a-868, 38a-906, 38a-994, 42-103c, 42-110d, 42-110k, 42-110p, 42-182,
328 46a-5, 46a-56, 46a-100, 47a-21, 49-73, 51-44a, 51-81b, 51-194, 52-146j, 53-
329 392d and 54-211a.

330 Sec. 505. Sections 8-30g and 8-30h of the general statutes are
331 repealed. (*Effective from passage*)"